

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MERRILL S. SELTZER
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JOHN C. KNOX
Secretary

PETER F. MORELLI
THOMAS F. JEWELL
DAVID L. SILVERNAIL
MICHAEL E. WESTORT
CHRISTOPHER DINAN

46 Pine Street

March 8, 1988

Mr. Mark Manette
Port Street
46 Pine Street
Portland, Maine 04102

Dear Mr. Manette:

This will acknowledge receipt of your applications for an Interpretation Appeal, Use Variance Appeal, and Space and Bulk Appeal to be considered by the Board of Appeals on Thursday evening, March 24, 1988, at 7 P.M. in Room 209, City Hall, Portland, Maine, in a public hearing.

As lessee of the video store at 46 Pine Street, you have applied for the following actions before the Board of Appeals:

- 1) Interpretation Appeal:
To determine whether the Board of Appeals has the authority to grant a use variance for a theater for the performing arts in the B-1 Zone, when theaters are considered to be allowed in the B-2 and B-3 Business Zones, but are specifically prohibited in the B-1 Business Zone. Section 14-161(8)aa of the Zoning Ordinance.
- 2) Use Variance:
To grant a use variance to permit a theater for the performing arts seating 79 people to locate in the B-1 Business Zone, where theaters are specifically prohibited in the City Zoning Ordinance. Section 14-161 (8) aa and Section 14-473(c)(1) of the Zoning Ordinance.
- 3) Space and Bulk Variance:
To grant a variance for waiving the setback requirements and to allow off-site parking for four vehicles at the People's Building by lease agreement. A total of sixteen car spaces are required for a 79 seat theater. Section 14-473(c)(1) of the Ordinance.

A copy of the agenda for the March 24th meeting will be sent to you as soon as copies become available for distribution.

Sincerely,

Warren J. Turner

Warren J. Turner
Zoning Enforcement Inspector

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Marlin Leary, Code Enforcement Officer
389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



46 Pine Street

MERRILL S. SELTZER
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MICHAEL E. WESTOFT
CHRISTOPHER DINAN

March 28, 1988

Mr. Mark Manette
Port Star Productions
46 Pine Street
Portland, Maine 04102

Dear Mr. Manette:

At the meeting of the Board of Appeals on Thursday Evening, March 24th, the Board voted by a unanimous vote to deny your variance request for a use variance to allow a theater for the performing arts to locate in the building at 46 Pine Street, which is in the B-1 Business Zone.

In a separate action, based on an Interpretation Appeal, the Board voted by a unanimous vote of six members present that the Board has the authority to grant a use variance for a theater for the performing arts in the B-1 Business Zone.

Due to the denial of the use variance by the Board of Appeals, it was not therefore necessary for the Board to consider the space and bulk variance for offstreet parking, as requested by the applicant.

Sincerely,

Warren J. Turner
Warren J. Turner
Zoning Enforcement Inspector

Enclosure: Copy of Decisions by the Board

cc: Merrill S. Seltzer, Chairman, Board of Appeals
Joseph E. Gray, Jr., Director, Planning & Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief, Inspection Services
Merlin Leary, Code Enforcement Officer
Charles A. Lane, Associate Corporation Counsel

Applicant: *Mark Manette, lessee* Date: *March 24, 1988*
Address: *46 Pine St.*
Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -
Zone Location - *B-1 Business*
Interior or corner lot -
Use -
Sewage Disposal -
Rear Yards -
Side Yards -
Front Yards -
Projections -
Height -
Lot Area -
Building Area -
Area per Family -
Wid. of Lot -
Lot Frontage -
Off-street Parking -
Loading Bays -

Site Plan -
Shoreland Zoning -
Flood Plains -

Findings of Fact
ALL APPEALS

TYPE OF APPEAL Use
~~Space & Bulk Variance~~

1. Name of Applicant Mr. Mark T. Manette
2. Address of Applicant 46 Pine St. Portland, Maine
3. Right of applicant to appeal.
Owner Lessee
Option to Purchase _____
4. Location of property under appeal 46 Pine St.
5. Zone in which the property is located B-1 Business Zone
6. Present use of property Video and Theatre Production Company
7. Proposed use if the appeal is granted.
Theater for the performing arts
8. Names and addresses of those appearing in support of the application:

<u>Mark Manette</u>	<u>Amy Englehardt</u>
<u>Seth Benson Atty.</u>	
<u>Harlan Baker</u>	
9. Names and addresses of those appearing in opposition to the application:

<u>Bob Pierce - 11 Brackett St.</u>	<u>Don Ventri - West VT.</u>
<u>Wayne Rogers - Neighbor</u>	<u>Fred Fuller - 181 Brackett</u>
<u>Co-a Brown - 203 Brackett</u>	<u>Bernard Peveraris</u>
10. Listing of the documentary evidence presented to the Board (e.g., plans, photos, maps, etc.)

VARIANCES

A variance may be granted if the Board finds that it will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Ordinance would result in "undue hardship". The following questions must all be answered, with supporting findings of fact, in order to grant the appeal.

1. Can the land yield a reasonable return (not the highest return) without the granting of a variance?

No deny the appeal)

Reasons (including evidence) No evidence prevented
that the property could not yield a
reasonable return without the VA-lease

2. Are there factors which are unique to this property, and not to the general conditions of the neighborhood, which create a need for a variance?

Yes 0
No 6 (deny the appeal)

Reasons (including evidence) _____

3. Will the granting of the variance alter the essential character of the locality?

Yes 2 (deny the appeal)
No 9

Reasons (including evidence) _____

4. Is the hardship a result of action taken by the applicant or a prior owner (self-created hardship)?

Yes 67 (deny the appeal)
No 0

Reasons (including evidence) Decision to proceed with
the threats are the applicants

46 Pine St.

If the appeal is granted, does the Board wish to impose conditions which will further the intent and purpose of this Ordinance?

Yes _____

No _____

Specific Conditions _____

Reasons _____

Date of Public Hearing March 21, 1988

Motion _____

(Including conditions and findings of fact) _____

Votes in Favor - 0

Votes Oppose

John C. Frost
James F. Magelli
Thomas J. Farrell
Michael J. F. [unclear]
Michael L. [unclear]
David [unclear]

Space + Bulk - Grant a variance to
waiving the setback requirements and to allow
off-site parking for four vehicles at the
People's Building by lease agreement.

Granted

Denied

John C. Knox

Beter F. Morelli

Thomas Givell

Mark E. West

Marcell A. Hedges

Heinrich



CITY OF PORTLAND

INTERPRETATION APPEAL

APPLICATION

Applicant's name and address: Mark Minnette / Art Star Productions
76 Pine St Portland, ME 04101

Applicant's interest in property (e.g., owner, purchaser, etc.):
Lessee of Ground floor

Owner's name and address (if different): John E. Coyne

Address of property (or Assessor's chart, block and lot number):
76 Pine St. (corner of Pine + Brackett)

Zone: B1 Present use: VIDEO PRODUCTION STUDIO

Order, decision, determination, or interpretation complained of:
Whether or not Board of Appeals can grant use variance

Disputed provision: Section 14- 7 (1)(a)

Type of relief requested: Grant Use Variance in B1 Zone

The undersigned hereby makes application for the relief above-described, and certifies that all information herein supplied by him is true and correct to the best of his knowledge and belief.

Dated: MARCH 7, 1988

[Signature]
Signature of Applicant



CITY OF PORTLAND

RECEIVED

MAR 07 1988

VARIANCE APPEAL

DEPT. OF PLANNING & COMMUNITY DEVELOPMENT

APPLICATION

Applicant's name and address: MARK T. MANNETTE DBA Port Star Productions
46 Pine St. Portland, ME 04101

Applicant's interest in property (e.g., owner, purchaser, etc.):
Lessee of ground floor

Owner's name and address (if different): John E. Coyne

Address of property (or Assessor's chart, block and lot number):
46 PINE / corner of Pine + Brackett St.

Zone: B1 Present use: VIDEO Production Studio

Variance from: Section 14- 163

NOTE: If site plan approval is required, attach preliminary or final site plan.

The undersigned hereby makes application for a variance as above-described, and certifies that all information herein supplied by him is true and correct to the best of his knowledge and belief.

Dated: 3-7, 1988

Mark T. Mannette
Signature of Applicant



CITY OF PORTLAND

APPLICATION FOR A USE VARIANCE

VARIANCE APPEAL

APPLICATION

Applicant's name and address: Mr. Mark Manette, Lessee

Port Star Productions, 46 Pine Street, Portland, Maine 04102

Applicant's interest in property (e.g., owner, purchaser, etc.):

Lessee

Owner's name and address (if different): Theresa Betty and

John Coyne, 22 State Street, Portland, Maine 04101

Address of property (or Assessor's chart, block and lot number):

Chart 56 Block C Lot 3

Zone: B-1 Business Present use: Video Store

Variance from: Section 14- 101(8)aa.

NOTE: If site plan approval is required, attach preliminary or final site plan.

To permit the conversion of a video store to a theater for the performing arts accommodating 79 seats, not allowed in the B-1 Business Zone unless a use variance is granted by the Board of Appeals, the undersigned hereby makes application for a variance as above-described, and certifies that all information herein supplied by him is true and correct to the best of his knowledge and belief.

Dated: _____, 19__

Signature of Applicant

UNDUE HARDSHIP REQUIRED; DEFINED.

- A. That the land in question cannot yield a reasonable return unless a variance is granted;
- b. That the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
- C. That the granting of a variance will not alter the essential character of the locality; and
- D. That the hardship is not the result of action taken by the applicant or a prior owner.

legitimate
advertising - hundreds
size and shape of space
hardship ascribable

CITY OF PORTLAND, MAINE
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CHRISTOPHER DINAN

46 Pine Street

All persons interested either for or against this Use Variance will be heard at a public hearing in Room 204, City Hall, Portland, Maine on Thursday evening, March 10, 1988 at 7:00 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by the Ordinance.

Mr. Mark T. Mannette, lessee of the property located at 46 Pine Street, under the provisions of Section 14-473(c)1 hereby respectfully petitions the Board of Appeals to permit change of use of the video store at the above named location to a theater with a seating capacity for 79 people, not allowed in the B-1 Business Zone in which the store is located unless authorized by the Board of Appeals under the provisions of Section 14-161(8)aa. If this variance is granted, then the firm of Star Productions would be permitted to sponsor a quality theater for the neighborhood.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 14-473(c)1 of the Zoning Ordinance have been met.

John C. Knox
Secretary

/jmr
hg25/88

CITY OF PORTLAND, MAINE
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46 Pine Street

All persons interested either for or against the following appeals: Interpretation Appeal, Use Variance Appeal, and Space and Bulk Appeal, will be heard at a public hearing in Room 209, City Hall, Portland, Maine on Thursday evening, March 24, 1988 at 7:00 p.m. This notice of required public hearing has been sent to the owners of property within 500 feet of the property in question as required by the Ordinance.

Mr. Mark T. Mannette, lessee of the property located at 46 Pine Street, under the provisions of Section 14-472, 14-473c(1), and 14-473 of the Zoning Ordinance of the City of Portland hereby respectfully petitions the Board of Appeals as follows:

Interpretation Appeal:

- 1) To determine whether the Board of Appeals has the authority to grant a use variance for a theater for the performing arts in the B-1 Business Zone, when theaters are considered to be allowed in the B-2 and B-3 Business Zones of the Zoning Ordinance, but are specifically prohibited in the B-1 Business Zone. Section 14-161(8)aa.

Use Variance:

- 2) To grant a use variance to permit a theater for the performing arts seating 79 people to locate in the B-1 Business Zone, where theaters are expressly prohibited in the City Zoning Ordinance, Section 14-161(8)aa and Section 14-473(c)(1) of the Zoning Ordinance.

Space and Bulk Variance:

- 3) To grant a variance for waiving the setback requirements and to allow off-site parking for four vehicles at the People's Building by lease agreement. A total of sixteen car spaces are required for a 79 seat theater.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals finds that the conditions imposed by Section 14-473(c)(1) of the Zoning Ordinance have been met.

John C. Knox
Secretary

/jmr
3/7/88

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451

CITY OF PORTLAND, MAINE
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MICHAEL E. WESTORT
CHRISTOPHER DINAN

46 Pine Street

February 23, 1988

Mr. Mark T. Mannette
46 Pine Street
Portland, Maine 04102

Dear Mr. Manette:

This is in reference to your application for a variance to allow your firm to have a change of use from video store to a theater, a use which is not allowed in the B-1 Business Zone in which your store is located. If this variance is granted, then your firm of Star Productions would be permitted to sponsor a quality theater for the neighborhood.

Section 14-161 (8) aa. of the City Zoning Ordinance lists "theaters" among the uses excluded from the B-1 Business Zones. Through an error, I gave incorrect information to an inquiry over the counter on one of our busiest days. I regret that this occurred. However, due to the proximity of your business to the Reiche School, we must be certain that the proposed use is as you describe a "quality theater," and one which would not alter the character of the neighborhood.

For a theater having fixed seats, the parking requirement is one car space of offstreet parking for each five seats. For a proposed theater having about 80 seats, the parking requirement would be 16 car spaces. Since parking can not be provided on site, evidence of lease arrangements would be required before a change of use could be issued. Such parking would have to be provided within 300 feet of the site.

The basis for granting a use variance by the Board of Appeals is based on "undue hardship," and the criteria for the Board to evaluate this variance request is contained in Section 14-473 of the City Zoning Ordinance, which contains four criteria as shown on the reverse side of the enclosed application. Please complete this form and return it to this office for the records.

Sincerely,

Warren J. Turner
Zoning Enforcement Inspector

cc: Merrill S. Seltzer, Chairman, Board of Appeals
P. Samuel Hoffses, Chief, Inspections Services

389 CONGRESS STREET • PORTLAND, MAINE 04101 • TELEPHONE (207) 775-5451



**PORT ★ STAR
PRODUCTIONS**

A VIDEO PRODUCTION SERVICE

FOR DEPOSIT ONLY
TO THE CREDIT OF

CITY OF PORTLAND
CASSO TOWN 800-748
BUILDING INSPECTION

ED

FEB 19 1988

TO: Board of Appeals
FROM: Mark T. Mannette, Port ★ Star Productions
DATE: February 19, 1988
SUBJECT: Variance Appeal

DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

46 Pine St.

Port★Star Productions would like to turn the first floor of the property at 46 Pine Street into an intimate 80 seat blackbox theatre. The organization running the theatre would be non-profit and community oriented in vision. Unfortunately, miscommunication with the Building Inspections Office has resulted in a zoning problem. Port★Star Productions is appealing for zone variance, below I will address the four requirements of undue hardship and how they apply to our organization.

A. That the land in question cannot yield a reasonable return unless a variance is granted.

Currently, the space in question, houses Port ★ Star Productions, a video and theater production company. The video company, especially after the theft on 8/27/87, has not been able to make enough money for even the \$1,000 a month rent. A large amount of the creative contacts at Port ★ Star have a theatrical background. If quality theater was produced in the space on a regular basis, the rent could easily be covered on a monthly basis. Add to that the income from proposed classes, events, lectures, and video studio, and you have a center for the arts which could benefit and enrich not only the community of the West End, but the entire city of Portland.

B. That the need for the variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood.

The property is conveniently located on the corner of Pine and Brackett Streets. With the large picture windows of the former drug store, we are very prominent to the public eye. Because we are located entirely on the ground floor, access for handicapped patrons is simplified and fire exits will be visible from all areas in the space. Proposed parking area will be at a lot across the street at 183 Brackett. The four additional spaces required can park in the public lot at the peoples building at 155 brackett. The size and shape of this property is ideal for a blackbox theatre. An intimate theater seating approximately 75-80 patrons and ideal for new work, classics, and progressive

46 Pine Street, Portland, Maine 04101 207-775-0514



**PORT ★ STAR
PRODUCTIONS**

A VIDEO PRODUCTION SERVICE

46 Pine St

The Board of Appeals

February 19, 1988

Page 2

contemporary plays. Currently, it is a cross section and meeting place for members of all the Arts in the Portland Area. They all say "This is great. Portland needs this."

C. That the granting of a variance will not alter the essential character of the locality.

The neighborhood currently houses a Cumberland Farms, an upscale restaurant, a furniture store becoming a day care center, a taxi station, a laundromat, and two more convenience stores all within two blocks of the property in question. Because it was formerly a drug store, people are familiar our location as a business. The addition of our theatre to the neighborhood would not infringe upon its general character.

D. That the hardship is not the result of action taken by the applicant or a prior owner.

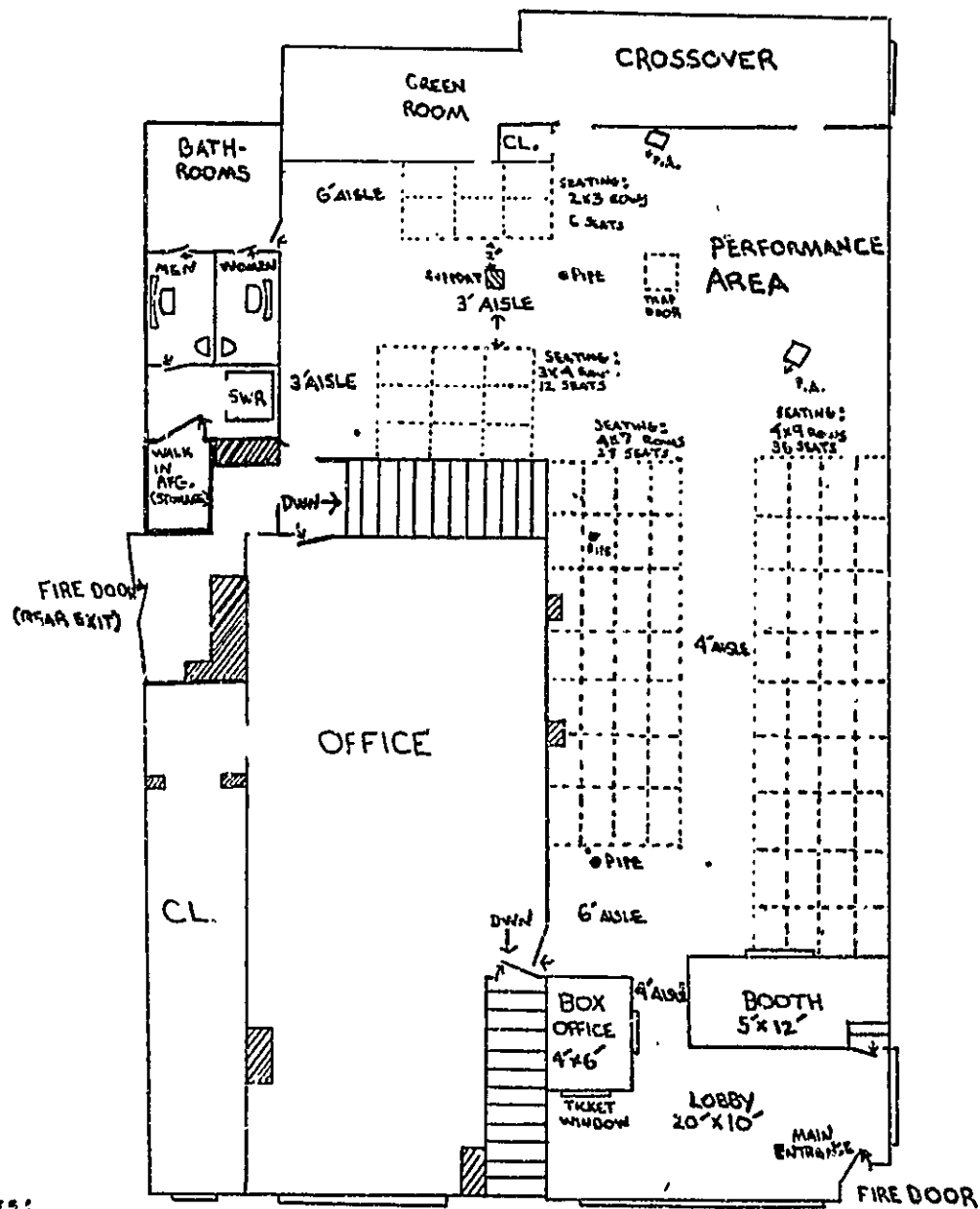
Last May, when I first looked into the potential of turning the studio into a theater, Warren Turner of Building and Inspection Office informed me that theaters were allowed in B1 zone. In forming an operating Board and new non-profit organization, I also returned to City Hall in December. Again, Warren Turner told me that I was zoned for a theater. If this information had not been given to me, then the project would have been abandoned and thousands of dollars spent on rent, materials, and other expenses would have been spent more effectively in other pursuits.

Now after so many donated hours of labor, materials, and the hopes of so many visual and performing artists. It is disheartening to abandon this budding project, an example of Portland's growth. The creative support from many individuals daily encourages me that this is a positive venture for the community. We urge you to examine closely all evidence, pro and con, and help us help Portland at Port ★ Star, on Pine Street, or in another zone, if that is the fate.

Sincerely,

Mark T. Mannette
Owner/Founder

NTH/vab



NOTES:

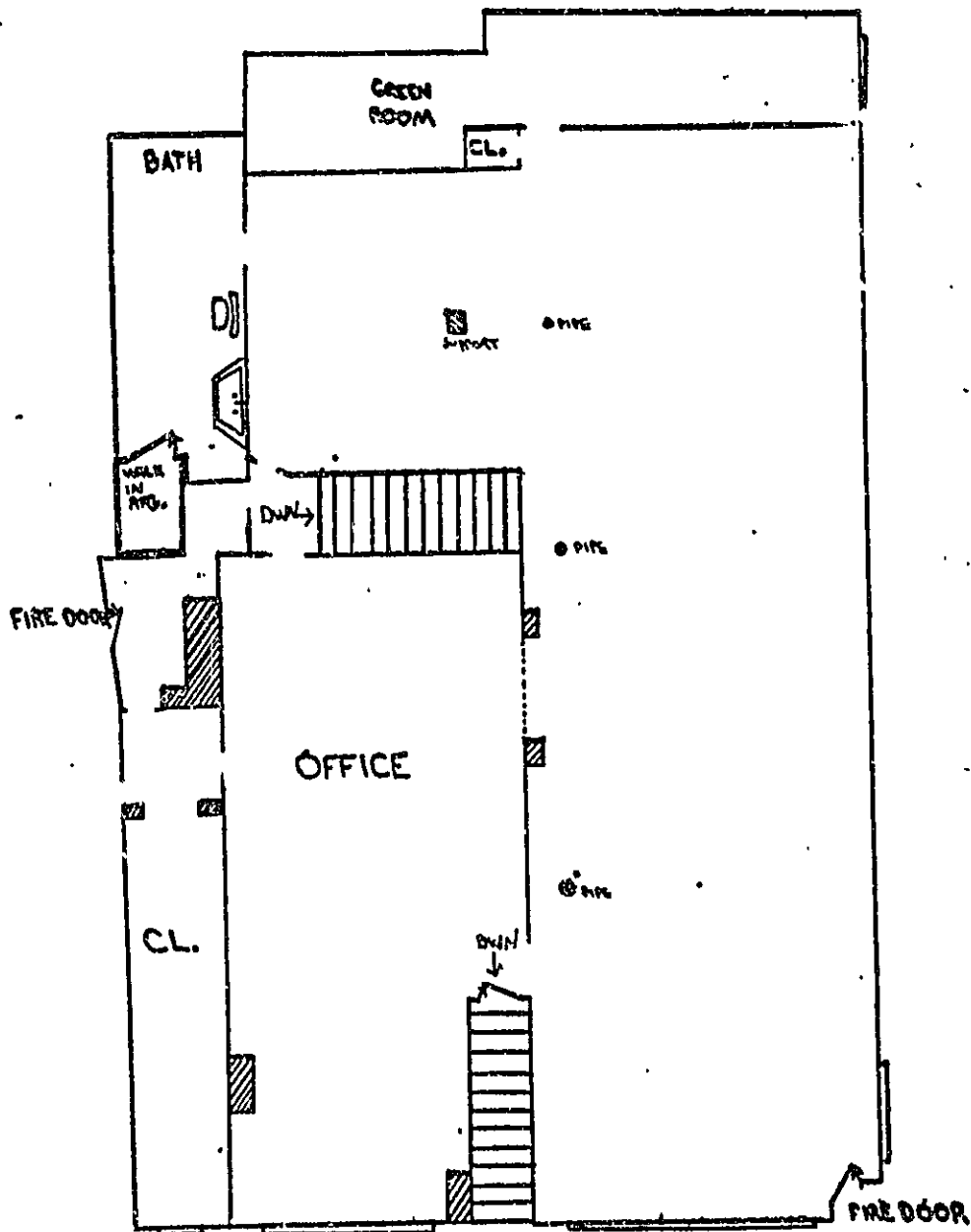
- 1 ALL ROWS HAVE A MAXIMUM HEIGHT OF 2' WITH A STEP LENGTHWISE.
- 2 TOTAL SEATING OF 79
- 3 1 SINGLE 20 AMP CIRCUIT & 1 220V CIRCUIT AT 20 AMPS INSTALLED IN BOOTH
- 4 THE BOOTH SHALL BE AT A 2' HEIGHT

**PORTSTAR PRODUCTIONS
FLOORPLAN SKETCH
PROPOSED CHANGES**

JAN/23/87

SCALE: APPROX. 1/8"=1'

DRAWN BY: A. KRUPPA
46 ARE 52



46 Pine Street

PORTSTAR PRODUCTIONS

FLOORPLAN SKETCH
EXISTING SPACE

JAN/23/88

SCALE: APROX. 1/8" = 1'

DRAWN BY: A. KRUPA

46 Penn Street.

February 19 1988

To whom it may concern

My name is Jim Ward and I own property at 183 Brackett St
I can rent parking spaces to Mark Mannette of Port Star Productions
as I have twelve spaces available

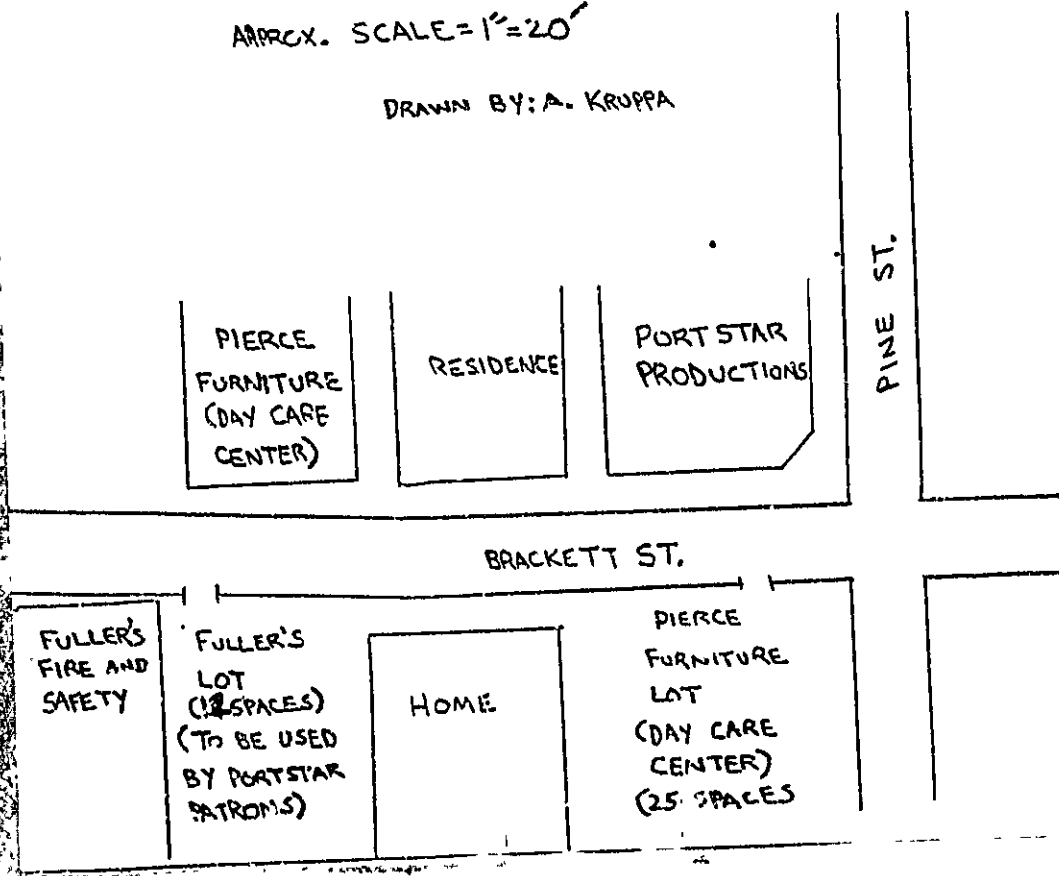
Sincerely *James F. Ward*

46 Pine Street

MAP SKETCH PORTSTAR PARKING

APPROX. SCALE = 1" = 20'

DRAWN BY: A. KRUPPA





Community
Employment
Project

March 22, 1988

46 Pine Street

14 Sherman Street
Portland, Maine 04101
Board of Appeals
389 Congress Street
Portland, Maine 04101
879-8710

Dear Sir: Re: Port-Star Productions

The Community Employment Project runs a Juvenile, Restitution and Community Service Program in the Greater Portland area. In recent months we have utilized the Port-Star Theatre as a placement for these youth to complete community service hours.

We have found the staff at Port-Star to be flexible and willing to supervise the youth. There is extra time and paper work involved in placing these students and the Port-Star staff have been more than willing to put time and energy towards helping in this program.

We feel the Port Star is a positive influence for the youth in our program and will continue to place youth there. The West End location is appropriate and easy to find for many of our youth.

We hope the City of Portland will allow this theatre, which serves our community, to become an established permanent resident in Portland's West End neighborhood.

Sincerely,

Kathi Fields

Kathi Fields
Assistant Director

SAI A program
of the Portland West
Neighborhood Planning
Council



Community
Employment
Project

14 Sherman Street
Portland, Maine 04101

March 22, 1988

Board of Appeals
389 Congress Street
Portland, Maine 04101

46 Pine
Street

879-8710 Dear Sir: Re: Port-Star Productions

This letter is in reference to The Port-Star Production Theatre located in Portland's West End Community. As Education Co-ordinator for the Community Employment Project, I have worked with Port-Star in producing an educational video using students in a Remodeling Technology Program. Most of our students are from the Portland area, most are disadvantaged youth and most deal with substance-abuse issues. We have discussed, with Port Star, a project in working with substance-abuse theatre, to educate youth and adults on the serious subject of alcohol and drugs. I feel this project would enhance community awareness, promote cultural as well as educational information for the students and enrich the lives of those youth in training for theatrical productions.

The staff of Port-Star have been extremely co-operative and have shown a great deal of interest in the youth program as well as youth theatre.

I find Port-Star Productions an important educational and informative theatre company which would be a strong asset to Portland's community.

Sincerely,

Lisa J. Martin

Lisa Martin
Education Co-ordinator

A program
of the Portland West
Neighborhood Planning
Council

CITY OF Portland BUILDING PERMIT APPLICATION MAP # LOT#

as fill out any part which applies to job. Proper plans must accompany form.

Owner John E. Coyne - 797-6072

Address

LOCATION OF CONSTRUCTION 46 Pine St. Cor. Brackett

CONTRACTOR Joseph M. Mark T. Mannette-775-0514

ADDRESS 46 Pine St. Portland 04101

Est. Construction Cost Type of Use Theatre

Per Use Video Store

Building Dimensions L W S Stories Lot Size

Is Proposed Use Seasonal Variance Appeal to Apartment

X Conversion Explain Change of Use from Video Store to Theatre.

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only: # of Dwelling Units # of New Dwelling Units

Foundation:

1. Type of Soil

2. Set Backs - Front Rear Side(s)

3. Footings Size

4. Foundation Size

5. Other

Floor:

1. Sills Size: Sills must be anchored

2. Girder Size

3. Lally Column Spacing Size Spacing 16" O.C

4. Joist Size

5. Bridging Type Size

6. Floor Sheathing Type Size

7. Other Material:

Exterior Walls:

1. Studding Size Spacing

2. No Windows

3. No Doors

4. Header Sizes Yes No Span(s)

5. Bracing

6. Corner Posts Size

7. Insulation Type Size

8. Sheathing Type Size Weather Exposure

9. Siding Type

10. Masonry Materials

11. Metal Materials

Interior Walls:

1. Studding Size Spacing

2. Header Size Span(s)

3. Wall Covering Type

4. Fire Wall if required

5. Other Materials

For Official Use Only

Date February 19, 1988	Subdivision Yes / No
Inside Fire Limits	Neighborhood
Block	Lot
Time Limit	Stock
Estimated Cost	Family Expiration
Value/Structure	Ownership
Fee \$50.00	Public
	Private

Ceiling:

1. Ceiling Joists Size Spacing

2. Ceiling Strapping Size

3. Type Ceiling Size

4. Insulation Type Size

5. Ceiling Height

1. Truss or Rafter Size Span

2. Sheathing Type Size

3. Roof Covering Type

4. Other

Chimneys:

Type: Number of Fire Places

Heating:

Type of Heat

Electrical: Service Entrance Size Smoke Detector Required Yes No

Plumbing: 1. Approval of soil test if required Yes No

2. No. of Tubs or Showers

3. No. of Pubs

4. No. of Lavatories

5. No. of Other Fixtures

Swimming Pools:

1. Type: Square Footage

2. Pool Size: Square Footage

3. Must conform to National Electrical Code and State Law

Zoning:

District: Street Frontage Req. Back Side Provided

Required Setbacks: Front Back Side

Review Required: Zoning Board Approval Yes No Date

Planning Board Approval Yes No Date

Conductual Use: Variance Site Plan Subdivision

Shore and Floodplain Mgmt. Special Exception

Other (Explain): Date Approved

Permit Received By Joyce M. Runaldi Date

Signature of Applicant Date

Signature of CEO Date

Inspection Dates White Tag-CEO

56-C-6 John Coyne
46 Pine St

Send Memos to DP.
reg labels for

- 45-C
- 45-E ✓
- 55-B ✓
- 55-D
- 55-E ✓
- 56-D B
- 56-C

DP
to
Sent

These 2 can be typed out
56-D-28 Lawrence E. Mary E. Malenka
142 Clark St 04102

sent to DP (55-A-19 Myerson - Allen & Co.
100 State St 04101)

56-E-1 City of Portland - Des Flaherty
Port, 04101

55-C-14 - Geoffrey L. Rice, 655 Congress, Rm 7-06

55-A-8 West St Concord

55-A-18 - Dretchen M. Tru. v Paul C. Kleene et al
87 Pine St, Port, 04102



PORT ★ STAR
PRODUCTIONS

46 Pine Street

The undersigned agree that Port*Star Theatre at 46 Pine Street would be a strong addition to the cultural and educational climate of the neighborhood and city. The undersigned support Port*Star's zoning appeal.

Signature	Name&Position	Address&Phone #
¹ Donald Brown	Donald Brown / Video Services of Maine Partner	997 Forest Ave Portland, Maine 04103 797-6444
² Mack A Bodell	Mack A Bodell / Director of Crown Players Southern Maine Area League Pres/Exec Director	69 Grand St Portland ME 04101 7730548
³ Mark Harris	Mark Harris / Portl. 15-332 Maine	
⁴ Rhonda Harris	Rhonda Harris / PO Box 15332 Portland ME 04101	7975700 X34 Ship receive.
⁵ Dean Bingham	Dean Bingham / store manager - Amalos India St.	56 Rackleff St Portland ME 874-0807 04102
⁶ Pamela Jensen	Pamela Jensen / owner of Custom Shrimping Service	68 Willard St So. Portland ME
⁷		
⁸		
⁹		
¹⁰		

46 Pine Street, Portland, Maine 04101 207-775-0514



PORT ★ STAR
PRODUCTIONS

46 Pine
Street

The undersigned agree that Port*Star Theatre at 46 Pine Street would be a strong addition to the cultural and educational climate of the neighborhood and city. The undersigned support Port*Star's zoning appeal.

Signature	Name & Position	Address & Phone #
Nathan Davis	Nathaniel Davis, Kitchen, Albert's Restaurant	64 Clark St. Portland, ME
Lisa Lee Ashe	LISA LEE ASHE MANAGER BOOKLAND	35 DEERING ST. 774- PORTLAND, ME 8341
Karen Ashe	Karen Ashe	10 Chestnut Hill Camden ME 236- 4264
Lorna Ashe	LORNA ASHE BARTENDER THE TREE CAFE	59 STATE ST. #67 PORTLAND, ME. 04101
Thomas Stengvist	Thomas Stengvist Kitchen Albert's Rest.	59 State St. #67 Portland Me 04101
Tricia Wilby	Tricia Wilby Marketing & Sales Port Star Productions	139 Broadway Suite 3 South Portland, ME 79-5566
Aaron Park	Aaron Park owner Westside Rest.	58 Pine St Portland ME 04102
Cecil L. Forey	CECIL L. FOREY ARTISTIC DIRECTION PORT STAR THEATRE	46 Pine St. Portland ME 04101
James F. Ward	James F. Ward Portland Water District	183 Brackett Street Portland, Maine 04102

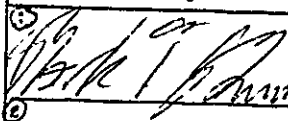
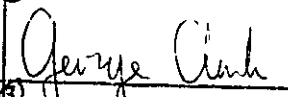
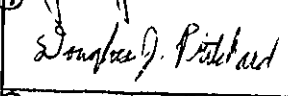
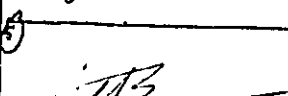
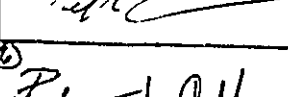
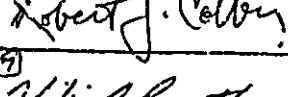
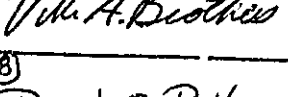
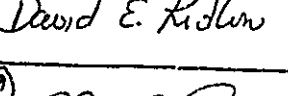
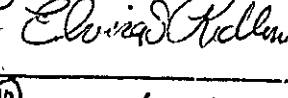
46 Pine Street, Portland, Maine 04101 207-775-0514



**PORT ★ STAR
PRODUCTIONS**

46 Pine Street

The undersigned agree that Port*Star Theatre at 46 Pine Street would be a strong addition to the cultural and educational climate of the neighborhood and city. The undersigned support Port*Star's zoning appeal.

Signature	Name & Position	Address & Phone #
	MARK I. BENNETT FOUNDER PORT STAR	46 Pine Street Portland 775-0514
	George Clark Club Owner	37 Spruce St, Portland 04107
	DOUGLAS J. PRITCHARD RESIDENT	775 CONGRESS ST. #1
	Reggie Osborn Director, Children's Theater of Maine	260 Danforth Portland 774-2718
	Seth Bernier Attorney	122 Brackett St Portland 775-2452
	Robert J. Colby democrat	871 0474 0462 180 Neal St., Portland
	VIKI A. BROTHERS Sec. DWINEY & HALL Sec. LYRIC THEATER OFFENSIVE ACTRESS - CTM, LYRIC, PORT STAR	774-4191 108 CLARK ST PORTLAND ME 04101
	David E. Ridlow Actor, Disney, Mike Young's Furniture Co.	111 Fernwood Apt City
	Elvira S. Ridlow County Clerk For Cumberland	37 W. Commonwealth Portland Me. 04103 797-5801
	JOHN LITTLEFIELD WINDHAM RESIDENT	516 GRAY Rd WINDHAM, VT 892-2275

46 Pine Street, Portland, Maine 04101 207-775-0514



**PORT ★ STAR
PRODUCTIONS**

46 Pine St.

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Signature	Name & Position	Address & Phone #
① Sarah J. Spiers	SARAH J SPIERS PORTLAND STAGE COMPANY	576 Cumberland Ave Apt 3 Portland, ME 04102 761-5479
② L. Paul Kozick	L. Paul Kozick Actor, Director	488 Cumberland Ave Portland ME 04101
③ Maureen Snawden	Maureen Snawden Bookkeeper/waitress	430 Eastern Prom Portland ME 772-6293
④ MJ Murphy	MJ MURPHY EQUITY STAGE MANAGER AT PSC	576 CUMBERLAND ST PORTLAND ME
⑤ Michele McDermott	Michele McDermott MASTER Electrician Portland Stage Co	57 DEERING ST #4 PORTLAND ME 04101 874-0804
⑥ Miriam McGurl	MIRIAM MCGURL DIRECTING INTERN PSC	556 Cumberland Ave #3 Portland, ME 04102
⑦ Michael T. Fouquette	MICHAEL T. FOUQUETTE STAGE MANAGEMENT INTERN PSC	
⑧ Sheila Emple	Sheila J. Emple Career Planning & Placement Director	29 Atlantic St. Portland ME 04101
⑨ Susan Monagan	SUSAN MONAGAN 59 STATE ST. #67 PORTLAND 04101	ACTING INTERN PORTLAND STAGE CO.
⑩ Richard Hamburger	Richard Hamburger 14 Mellen St PORTLAND MAINE	ARTISTIC DIRECTOR PORTLAND STAGE COMP

46 Pine Street, Portland, Maine 04101 207-775-0514



PORT ★ STAR
PRODUCTIONS

46 Pine St

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Signature	Name & Position	Address & Phone #
David W. Keith	Fisherman	8 Sherman St.
Wm. Wymouth	Meat Packer	93 Atlantic St. Port.
Larry Lee Ence	Meat Cutter	21 School St.
Joe (Kell)	PREF (TICK)	PO BOX 15332
Joe Anderson	pipe fitter	53 Douglass St.
B. R. Fly	Fisherman	55 morning st. Portland
Alfred Naughty	Fisherman	Rebeque St. Port.
John A.	fisherman	Gray St. Port.
Mark Bulmer	fisherman	Gray St. Port.
John Emery	fisherman	Portland Me.

46 Pine Street, Portland, Maine 04101 207-775-0514



PORT ★ STAR
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46 Pine St.

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Signature	Name & Position	Address & Phone #
John Emerton	Fisherman	33 V. Hanford St. Portland RFD # Harwood Mc Falls Me
David R. [unclear]	H.T.F.P	RFD # Bowdoinham Me
Kris L. [unclear]	W.F.M.	37 High St. Portland, Me
Greg P. Wright	Lobsterman	37 High St. Portland, Me
Swam Mangel	mother	37 High St Portland Me 194 Kelsey St So. Port.
James E. Woods	Laborer	579 Main St. West.
John L. [unclear]	Fisher man	53 Wexmouth Rd S. Portland Falmouth, ME
Chad Saville	Fisherman	63 Ridgewood Dr 14 Puritan Drive Westbrook, Maine
W. J. [unclear]	Press Herald	
Edgar Higgins	Carpenter millwright local 409	



PORT ★ STAR
PRODUCTIONS

46 Pine St.

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Signature	Name & Position	Address & Phone #
① Jeremiah Gooden	Student	Box 633B Bayview Rd Orr's Island, ME 04066 833-5415
② Michele Vidette	Student	Anderson Hall Gorham
③ Wendy M. Filer	Student	51 Fuller St Portland, ME 04103 774-3176
④ Jim Dussan	Student	P.O. Box 13, Scarborough, ME 04074
⑤ M. L. Loring	Student	464 Hastings, 11511 Gorham, ME 04038 797-2536
⑥ Missy Wild	Student	Porter 523 Raymond, ME 04071 655-3532
⑦ Charlie Posek	Student	11511 254 Hastings Gorham, ME 04038 874-3153
⑧ Tim Adams	Student	11511 426 Gorton Gorham, ME 04038 78-2534
⑨ Tracy L. Loring	Student THEATRE STAGE COMP.	Portland Stage 44 W. Forest Portland, ME
⑩ Stephen Wynn	Assistant Director PSC	Portland Stage Co. P.O. Box 1458 Portland, ME 04104

46 Pine Street, Portland, Maine 04101 207-775 0514



PORT ★ STAR
PRODUCTIONS

46 Pine
Street

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Signature	Name & Position	Address & Phone #
	MICHAEL POTTER, Mgr. Portland Dance Co.	254 FOREST AVE, PORTLAND 04101
	LISA LATTIN, Asst Mgr. Portland Dance Center	254 FOREST AVE. PORTLAND, ME 04101 775-2562
	SEAN CASANOVA Student	65 SHERMAN ST #14 PORTLAND ME 04101
	STEPHAN BUTLER SECURITY GUARD	65 SHERMAN ST PORTLAND, ME 04101
	Portland Stage Box Office	Elizabeth St. Peaks Island 04109
	166 Pleasant Ave #1 Portland, ME 04103	House Manager Portland Stage Co.
	143 GRANT ST #9 Portland, ME 04101 Diane Kunkle Portland Stage Co	143 Grant St. #9 Portland ME 04101
	JOHN W TAYLOR ACTOR PORTLAND STAGE CO	143 GRANT ST #9 PORTLAND, ME 04104
	EDEN ELIZABETH PARKER STAGE MANAGER PORTLAND STAGE COMPANY	105 GRANT ST #3 PORTLAND, ME 04101
	Rich Prewett Writer, Musician, Actor	Windmill Way Peaks Island 04108 760-4493

46 Pine Street, Portland, Maine 04101 207-775-0514



PORT ★ STAR
PRODUCTIONS

46 Pine Street

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Signature	Name & Position	Address & Phone #
Elizabeth Townsend	Elizabeth Townsend Properties Manager Portland Stage Co.	44 Byfield Rd Portland ME 04103 761-2902
Alan Pierce	Alan Pierce Stage Help Portland (Wine & Cheese)	20 Atlantic St. Portland ME 04101
Felicia Crier	FELICIA CRIER 61 MONUMENT ST PORTLAND 04101	N/A
Jessica Wood	JESSICA WOOD CASHIER P. Wechsler	
Rheatha Forster	RHEATHA FORSTER STAGE MANAGER PORTLAND STAGE CO.	79 BAYVIEW AVE. EXT SCARBOROUGH, ME 05074 883-5239
Leif Tilden	LEIF TILDEN [ACTOR] 360 CONGRESS ST. #28 PORTLAND ME 04104	360 CONGRESS ST. PORTLAND ME 04104
Kathryn Mancoske	KATHRYN MANCOSKE 360 CONGRESS ST #22 Portland, ME 04104	Actress Portland Stage Company
Mark Somers	MARK SOMERS MANAGING DIRECTOR PORTLAND STAGE CO.	166 Pleasant Ave Portland, ME 04103
Tim Tierney	TIM TIERNEY OWNER - SUPRO 3 PORTLAND ME	703 8443 Portland, ME 04104 772 4446
Bob Blackwell	Bob Blackwell Engineer 200 S Portland Me.	110 High St Portland ME 04101 773-5431

46 Pine Street, Portland, Maine 04101 207-775-0514



PORT ★ STAR
PRODUCTIONS

46 Pine
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Signature	Name & Position	Address & Phone #
<i>Anne Coolidge Gerken</i>	Anne Coolidge Gerken Business Manager Portland Stage Co.	PO Box 1458 04104 25 A Forest Ave 04101 774-1043
<i>Amy Engelhardt</i>	Amy Engelhardt Administrative Intern Portland Stage Co.	4401 RIGGS ST. PORTLAND, ME 04102 775-1053
<i>Jeffrey Michael Torust</i>	JEFFREY MICHAEL TORUST DEVELOPMENT DIRECTOR PORTLAND STAGE CO.	Box 1925 PORTLAND, ME 04104 773-4565
<i>Victoria Tiffin</i>	Reception/volunteer prop. Portland Stage Co.	297 Woodford St Portland ME 04103 773-1750
<i>Monica Whitaker</i>	Monica Whitaker Marketing Director Portland Stage Co.	726 Broadway #2 S Portland ME 04106 767-4278
<i>Trisha Smith</i>	Trisha Smith Marketing Asst PSC	79 Silver St. Apt 3-3 Portland, ME 04101
<i>Paula Brody-Dick</i>	PAULA BRODY-DICK Publicist Portland Stage Co.	38 Oakdale St Portland, ME 04103 761-1890
<i>Harlan R. Baker</i>	Harlan Baker 440 Cumberland Ave Portland, ME 04101	Shole Kop Dist 27
<i>Kevin Zust</i>	KEVIN ZUST RISE & SHINE BAKERY 12 FOREST AVE PORTLAND	439 CONGRESS ST APT 316 PORTLAND
<i>Reta M. Zust</i>	Reta M. Zust Rise & Shine Bakery 12 Forest Ave	12 Forest Ave Portland, ME 772-9868

46 Pine Street, Portland, Maine 04101 207-775-0514



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PRODUCTIONS**

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Signature	Name & Position	Address & Phone #
① <i>[Signature]</i>	MICHAEL D. HOY OWNER PORTLAND NINE AND CHEESE CO.	2 FOREST AVE. PORTLAND, ME. 04101 772-4647
② <i>[Signature]</i>	CHRISTOPHER HIGHT BAKER ADAMTILEWORKS FINEST	130 E PARR PORTLAND ME 04101 44951
③ <i>[Signature]</i>	WILLIAMS-HANDSON OWNER ADAMTILEWORKS FINEST	132 72 EIDE ST PORTLAND ME 04102
④ <i>[Signature]</i>	The Smoke Shop clerk	P.O. Box 1914 Portland, Me. 04104
⑤ <i>[Signature]</i>	<i>[Signature]</i> owner	459 Allen Ave Portland, Me 04103
⑥ <i>[Signature]</i>	The Home Shop	184 State St Portland 04101
⑦ DAVID BRINE	DAVID BRINE CYCLE MANIA 155 STATE ST LONG FELLOW SQ. MANAGER	774-2933
⑧ <i>[Signature]</i>	Steve Mitchell Superior Carpet Care owner	774 1232
⑨ <i>[Signature]</i>	M.R.	64 PINE ST PORTLAND
⑩ Leigh M. Welch	Leigh M. Welch mgr, Westside Rest	117 Pine St #11 Portland, Me 04102

46 Pine Street, Portland, Maine 04101 207-775-0514



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PRODUCTIONS**

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Signature	Name & Position	Address & Phone #
(1) Sandra Pulland	Sandra Pulland Accts Payable / Secretary 46 Pine Street	512 Roosevelt Trail Apt 2 Winthrop, ME 04092
Muriel Kruppa	MURIEL K KRUPPA Ass. Vice President Maine Nat Bank	211 State St. Portland, ME 04101 772-6357
Nancy Beebe	NANCY BEEBE PRES EMBASSY PLAYERS	308 DANFORTH ST PORTLAND, ME 04102 773-1648
Michael Werner	MIKE WERNER MEMBER - EMBASSY PLAYERS BOARD OF DIRECTORS - USM THEATRE ENSEMBLE	PO Box 14 NEW GLoucester, MS 04260 926-4580
Samuel Vail	TOM VAIL MECHANICAL DIRECTOR DESIGNER / BOARD MEMBER EMBASSY PLAYERS	RR#1 Box 73 Bush Row Rd DENMARK, ME, 04022
Harold H Beebe	H. Beebe Vice Pres Embassy Players	308 Danforth PTLD 773-1648
Selby Vail	Selby Vail Choreographer / Director Member of Board of Directors Embassy Players	RR1 Box 73 Bush Row Rd Denmark, ME 04022
Allison Rinkunas	ALLISON RINKUNAS member Embassy Players	30 College Ave Gorham Me 04038 839-3517
John Rinkunas	John Rinkunas Music Educator Sanford Maine	30 College Ave Gorham Me 04038 839-3517
Lyhwa Dyer	25 US Highway Route 5	Scottdown Me 7744315



**PORT ★ STAR
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Signature	Name & Position	Address & Phone #
① R. Solomon	PORTLAND 250 BRACKETT ST 42	571-0179
② R. Williams	114 Hill St South Portland	846-1567
③ Scott & Lynn	280 BRACKETT PORTLAND, ME	871-0179
④ Matthew P Kelly	Matthew Kelly 21 Rumrills St Portland, ME	774-4125
⑤ Nicole Dunham	Nicole Dunham 457 Cumberland Ave Portland, Maine 04101	773-1548
⑥ Michele Bednarz	MICHELLE BEDNARZ 116 Pine St Portland, Maine 04103	773-1107
⑦ Jeanne Fortson	Jeanne Fortson 143 Lamb St Westbrook ME 04092	856-0014
⑧ Michael Francis Barry	MICHAEL FRANCIS BARRY 28 MORSE ST. PORTLAND, ME 04103	PHOTOGRAPHER/VIDEOGRAPHER 773-5429
⑨ Carl Brewer	ACTOR WRITER 18 CASCO ST. #C PORTLAND	761-5-37
⑩ Jimmy Morris	190 BRACKETT ST PORTLAND ME	840774



PORT ★ STAR PRODUCTIONS

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Signature	Name&Position	Address&Phone #
<i>Tina M Ruel</i>	<i>Tina M Ruel</i> <i>writer</i>	<i>51 Montrose Ave #2</i> <i>772-9743</i>

46 Pine Street, Portland, Maine 04101 207-775-0514



PORT ★ STAR
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Signature	Name & Position	Address & Phone #
① Judith Dow	Judith Dow - Finance Director	30 Preble St, Port ME
② P.K. Mougoulian	P.K. Mougoulian Oriental Rug Co.	Portland, Me.
③ Susan Helyar	Susan Helyar Book Fair	336 Fore St Portland
④ Spencer Fitts	SPENCER B. FITTS ENGINEER	209 PROSPERITY ST. PORT ME.
⑤ Phil Diodano	Mission	213 Brackett St Portland Me.
⑥ Josephine L. Packard	Josephine Packard Student	255 Spring St #4 Portland, ME 04102
⑦ Robert D. Fanning	MUSICIAN	291 Brackett 7742423
⑧ L.M. Cyfers	Barber	220 Brackett St 775-0842
⑨		
⑩		